

Rusthoven, Jerry

From: Dave Ward [REDACTED]
Sent: Friday, September 22, 2006 10:27 AM
To: Rusthoven, Jerry
Subject: 2215 Bluebonnet: Jerry please call after you read this, 468-4944, thanks, Dave
Attachments: Memo to Council.pdf; 2215 Bluebonnet Design #10 Balconies 9-06.pdf

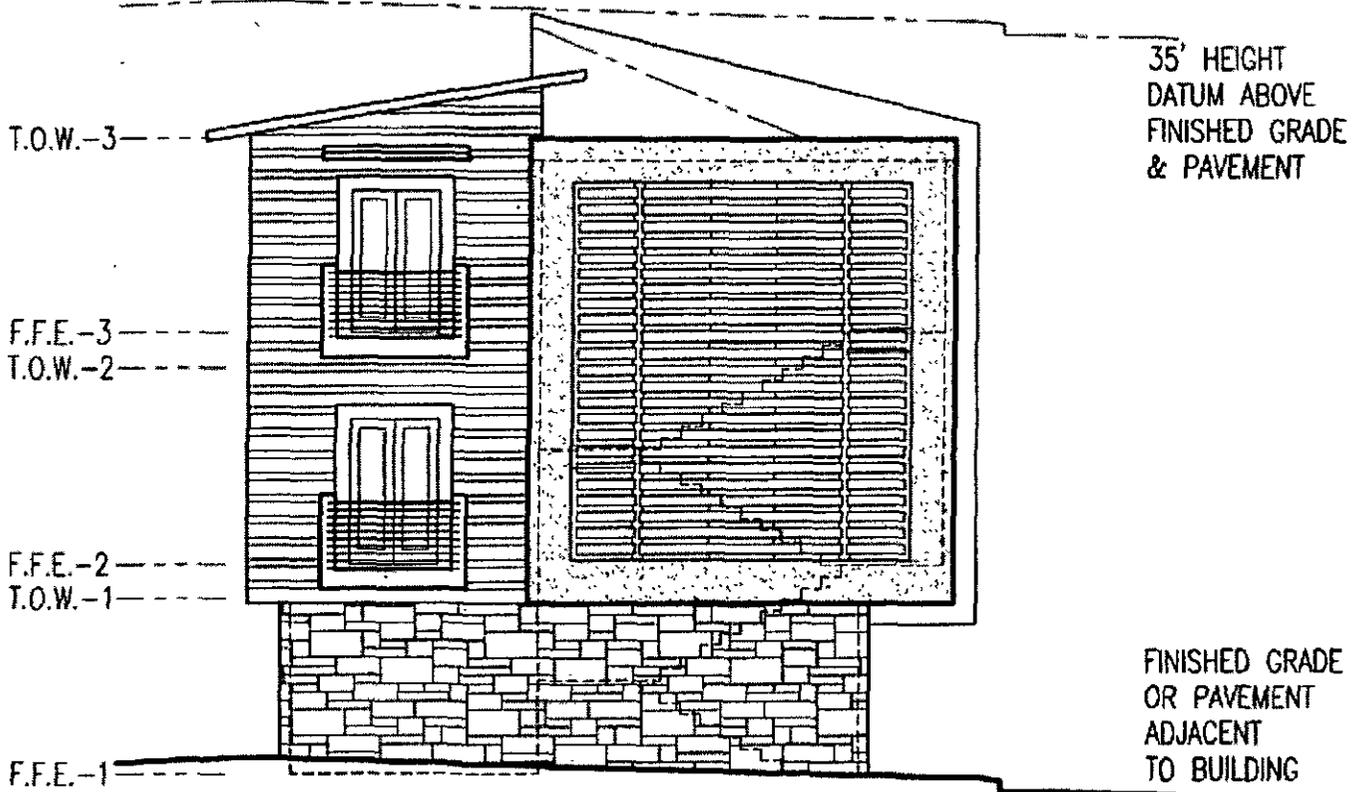
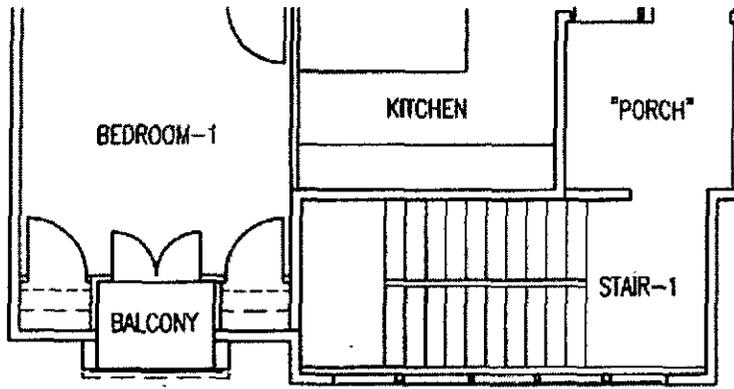
Jerry:

Please find Jim Robertson's report, and the revision to the design on the west side of the building to accommodate City Council's requests. We had a very cordial meeting and discussion on the complex and difficult issues regarding the development of this unique property. One of the issues involving the property is making the front of the building more street and neighborhood friendly. Another issue is the width of the sidewalk. The sidewalk north and south of the project is three to four feet in width. There is no sidewalk on the length of the nearest cross street, DeVeme Street. There are several issues in regard to the construction of an apartment complex. The large pecan, as noted in Jim's report, requires the building be separated to either side of the pecan. The large live oak is situated approximately in the middle of the front of the property. I would like to save both trees and also put in a safe driveway in accordance with fire department regulations. The sidewalks on either side of the property are 3 to 4 feet wide sidewalks. If a wider sidewalk is required, I will have to remove the live oak. The front of the building has been redesigned nine times with the intent of making it more street friendly and attractive to passerbys. The windows on the second and third floors have been converted to doors and with two balconies with awnings have been added to the front of the building. These will bring residents to the street side of the building and be more interactive with the neighborhood. The screening for the stairwells has been designed to be attractive and provide shade from the west sun and semi-private. They allow light and air to pass through freely. At night there will be a soft lighting effect due to the spacing of the partitions. The balconies on the same side of the building will allow light to filter towards the street, toward the west and Bluebonnet Lane. The awnings add another layer of interest and the building itself will have three different offset planes with three different materials. Cut Texas limestone, Cedar awnings, and hardi-panelling on the left of the building. This building front will be a very pleasant visual addition to Bluebonnet. The building cannot be reoriented to allow the first apartment to face west. The additional personnel door at street level is not practical on several points. One is moving the stair to accommodate another floor facing the street requires shortening the length between the two stairwells in violation of fire code. It also requires the elimination of some off-street parking spaces required by code. The building has been reduced in height already to accommodate the Zilker Neighborhood Executive Committee's concerns to conform with SF3 building height requirements. The building to the immediate south has parking underneath and two living unit stories above. On a daily basis they have two vehicles parked between the building and the side walk, in their 'front yard'. The next building to the south, Three Ring Service, which L. Atherton described to city council as a family business, supported by the neighborhood, has more impervious cover than my project. My building, which is a family run rental business, 2215 Bluebonnet, will be a very attractive and vital addition to the street. The other notes of the Planning Commission, which my ex-partner presided over, are beyond current zoning requirements and are not applicable under current code anywhere in Austin. The plan as presented complies with compatibility standards. As pointed out in Jim's report this should be the second and third readings for this project. It was delayed getting to the Planning Commission by negotiation with the neighborhood association and delayed twice at City Council once by ZNAExCom request and once by council members request. It is a financial hardship to prolong this. My understanding from the first reading at City Council was this would be the second and third reading on September 28. I appreciate your attention to this matter.

Respectfully submitted, Dave

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9/22/2006



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SCALE:
1/8" = 1'
DATE:
21 SEP 06
TITLE:
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